



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

30-36 Hendon Avenue – Official Plan Amendment and Zoning By-law Amendment – Ontario Land Tribunal Hearing – Request for Directions

Date: July 13, 2026
To: City Council
From: City Solicitor
Wards: Ward 18 - Willowdale

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

SUMMARY

On December 20, 2024, the City received an Official Plan Amendment and Zoning By-law Amendment application for 30-36 Hendon Avenue (the "Site") to permit the construction of a 46-storey purpose-built rental residential building.

The applicant appealed City Council's refusal of the applications for the Official Plan Amendment and Zoning By-law Amendment (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on August 22, 2025.

The City Solicitor requires further directions before an OLT hearing is scheduled.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1, along with the entirety of Confidential Appendix "A" and Confidential Appendix "B" to this report from the City Solicitor, if adopted by City Council.

3. City Council direct that all other information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

DECISION HISTORY

On December 20, 2024, the City received an Official Plan Amendment and Zoning By-law Amendment application for the Site to permit the construction of a 46-storey purpose-built rental residential building. A Decision Report - Refusal on the application was adopted by City Council on July 23 and 24, 2025. The Decision Report - Refusal can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.NY25.13>

On August 22, 2025, the applicant appealed City Council's refusal of the applications for the Official Plan Amendment and Zoning By-law Amendment, to the OLT.

COMMENTS

The City Solicitor requires further instructions on this matter. This report is about ongoing litigation before the OLT and contains advice or communications that are subject to solicitor-client privilege.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Information
2. Confidential Appendix "A" - Confidential Information
3. Confidential Appendix "B" - Confidential Information